This instrument was prepared by Momentum Title, LLC from information furnished by the parties and/or contained in the public records. Momentum Title, LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Momentum Title, LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10154-SC

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $436,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public
My Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1475546 DEEDWARR
09/21/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20260921-0087600

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Malone 4783 Trenton Dr Hermitage, TN 37076	Rocket Mortgage 635 Woodward Avenue Attn: Cash Management Team Detroit, MI 48226	075-04-0-224

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **John Christopher Aquilina, III, a single man, and Janine Theresa Aquilina, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Adam Malone, a single man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 492 on the Plan of Tulip Grove, Section Nine of record in Plat Book 4675, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Christopher Aquilina Ill, an unmarried man and Janine Aquilina, a married woman, as joint tenants with rights of survivorship by Warranty Deed from Ward K. Dale and wife, Teresa S. Dale, of record in Instrument No. 20210715-0095506 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 15, 2021.

Janine Aquilina has never occupied the said property as her primary residence.

This is ☒ improved or ☐ unimproved property located at: **4783 Trenton Dr, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2026.

GRANTOR:

John Christopher Aquilina, III

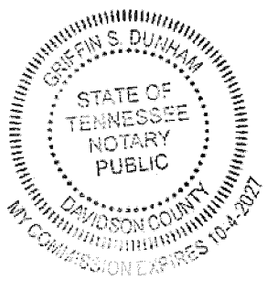
Janine Theresa Aquilina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Christopher Aquilina, III and Janine Theresa Aquilina, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2026.

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/17/2026.

Affiant Signature – Joshua A. Terry

9/21/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/21/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27